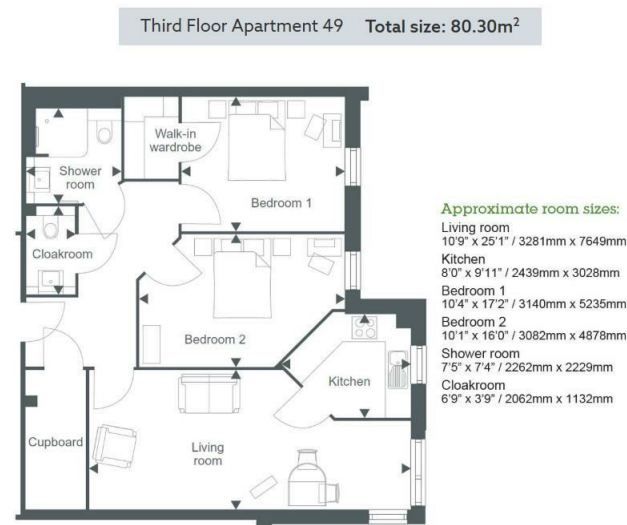
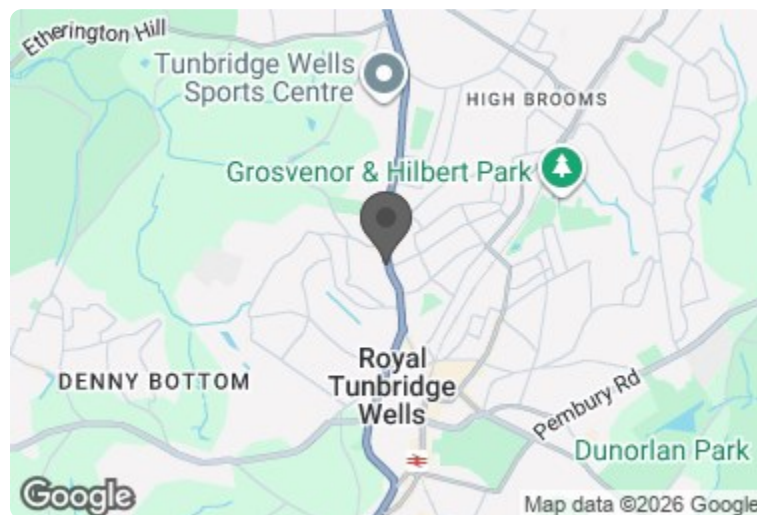
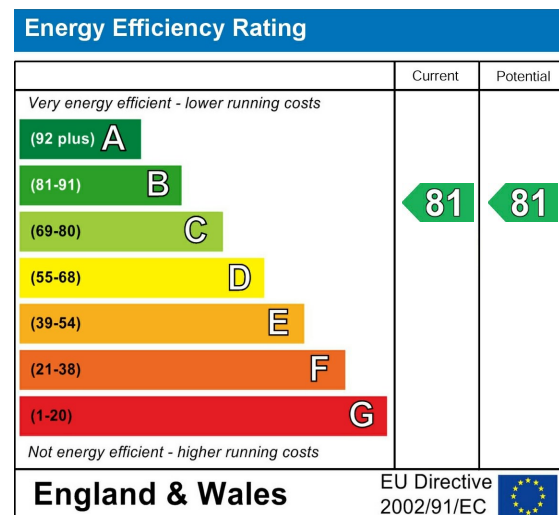




Council Tax Band: E

Holding Deposit*: £150

Security Deposit:** £5,653

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



49 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

Beautiful TWO BEDROOM apartment situated on the THIRD FLOOR at The Dairy, McCarthy Stone Retirement Living Plus development in Tunbridge Wells.

Rental Price

£4,900 Per month

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Bright apartment with garden views
- Walk-in wardrobe and storage room
- Close proximity to the lift
- Two hours of domestic assistance included per week
- Onsite Estate Manager and 24/7 call system
- Bistro style restaurant with daily fresh meals
- Communal lounge & Landscaped Gardens
- Guest suite for family or friends
- Hairdressing salon/Wellness suite
- Mobility scooter store and laundry room

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Welcome Home.

McCarthy & Stone Limited • T: 0800 8100 174 • W: mccarthyandstone.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199

49 The Dairy, St. Johns Road, Tunbridge Wells

About The Dairy

The Dairy is a Retirement Living Plus development designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system. Communal facilities include a homeowners lounge where social events and activities take place, landscaped gardens. There is a bistro/restaurant which is table service and serves freshly prepared meals daily, a fully equipped laundry room and a well-being suite. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. Two hours of domestic support per week is included in the service charge at The Dairy with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

The Dairy is ideally situated on St John's Road in Tunbridge Wells with a range of cafes and supermarkets on the doorstep. Its conveniently located close to a bus stop and a short bus ride into the bustling town centre offering a range of amenities and activities to enjoy as well as plenty of green space provided by the many local parks in the area. Royal Tunbridge Wells provides an excellent location for an active and independent retirement. The town centre offers an exclusive range of boutique shops and high street stores, as well as a variety of eateries and entertainment, there is a bowls green, a museum and an art gallery and you can even catch a show at the Assembly Hall. Royal Tunbridge Wells also benefits from excellent transport links to surrounding towns and cities via rail and road. The railway station has trains running directly to Charing Cross and London Bridge which takes approximately one hour.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you



- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

" I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

CARE & SUPPORT

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at The Dairy we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

CQC Rating: Good

Inspected: April 2019

Report: <https://www.cqc.org.uk/location/1-4909471939>

SOCIAL LIFESTYLE

Socialising is high on the agenda at The Dairy and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at The Dairy serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.



2 bed | Rental Price £4,900 Per month

LANDSCAPED GARDENS

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

About 49 The Dairy

Apartment 49 is a spacious two-bedroom third floor apartment offering approximately 80.30 sq m of beautifully designed living space. The welcoming entrance hall leads to a bright and generously sized living room, providing a comfortable space for relaxing and entertaining. A separate fully fitted kitchen offers practical storage and workspace, complete with integrated appliances for everyday convenience. The apartment features two well-proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe providing excellent storage. The second bedroom offers flexibility for guests, hobbies or a home office. A contemporary shower room, separate cloakroom and additional storage cupboard complete this thoughtfully designed home. With its spacious layout, separate kitchen, excellent storage and access to the exceptional facilities available at The Dairy, Apartment 49 offers comfortable and low-maintenance retirement living in a welcoming community.

What's is included at the development ?

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

Additional Information

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

